



AGENDA

Planning Committee

Councillor Membership: Langan (Chairman), Grant (Vice-Chairman), Bennett, Doyle, Hanks, Harrison, Hernandez, Jordan, Kirby, May, Milan, Ronchetti, Tucker, Wenmoth, Widdon and Williams

You are hereby summoned to a meeting of Penryn Town Council's Planning Committee for the transaction of the undermentioned business at the following date, time, and location.

Date: Tuesday 19 April 2022

Time: 7:00 pm

Location: The Council Chamber, Higher Market Street, Penryn TR10 8LT

Helen Perry, Town Clerk
8 April 2022

1. Apologies

To receive apologies for non-attendance.

2. Declarations of interest and dispensations

To receive declarations of interest in respect of any item on this agenda and to consider requests from Members for dispensations.

3. Public participation

Members of the public wishing to speak regarding items on the agenda will need to make a request to the Town Clerk before noon (12:00 pm) on the day of the meeting. Please also make sure you have read the Protocol for Public Speaking at Council Meetings. Full details are available on our website at www.penryn-tc.gov.uk/public-speaking-at-meetings. Alternatively, you may visit the Town Council offices to submit your request and access a printed copy of our public speaking policy.

This is a public meeting. It could be filmed or recorded by broadcasters, the media, or members of the public. We aim to ensure that members of the public are not filmed without consent but cannot guarantee it. Especially if you are speaking or taking an active role.

4. Minutes

Refer to Agenda Pack pages 3 to 6.

To approve as a correct record, minutes 97 to 107 of the meeting of the Planning Committee held on 21 March 2022.

5. Correspondence

To receive items of correspondence relevant to the Committee.

6. Updates on Planning Applications from Cornwall Council Member(s) (Information Only)

To receive any updates on planning applications from the Cornwall Council members – for information only.

7. Planning Applications

Refer to Agenda Pack page 7.

To consider the planning applications submitted for observation.

8. Decision Notices

Refer to Agenda Pack pages 8 and 9.

To note the planning decision notices from Cornwall Council.

9. Falmouth and Penryn Conservation Areas Advisory Committee (F&PCAAC)

Refer to Agenda Pack pages 10 to 12.

To note the minutes of the F&PCAAC meeting held on 7 March 2022.



MINUTES

Planning Committee

Minutes of the meeting of Penryn Town Council held at the following date, time, and location.

Date: Monday 21 March 2022

Time: 7:00 pm

Location: Council Chamber, Penryn Town Hall, Higher Market Street, Penryn TR10 8LT

Councillors Present: Langan (Chairman), Grant (Vice-Chairman), Doyle, Hanks, Harrison, Hernandez, Ronchetti, Wenmoth, Widdon and Williams

In attendance: Linda Body (Administration Officer)

Members of the public in attendance: Mr Holden, Mr Andrew Richards (CC) – until the points mentioned

97. Apologies

Apologies for absence were received from Councillors Bennett (ill), Jordan (ill), Kirby (ill), May (ill), Milan (ill) and Tucker (ill).

98. Declarations of interest and dispensations

There were no declarations of interest or requests for dispensations.

99. Presentation from Andrew Richards (Historic Environment) Cornwall Council – Not a public forum

Mr Richards reported to the meeting that Cornwall Council has been using externally sourced funding to authentically repair traditional buildings in its historic towns and show how they can be sustainably repaired and upgraded without damaging their character and with health benefits to occupants. This has been achieved through traditional skills training and energy monitoring programs, production of web-based energy saving guidance, embodied energy and life cycle comparisons of converting local historic buildings as opposed to demolishing and building new.

After a brief question and answer session from the committee Mr Richards was thanked for his attendance and insightful presentation. Mr Richards added that he would be happy to attend Councillor Widdon's Public Forum on Heritage and Conservation issues for the town when it is arranged. Mr Richards then left the meeting.

100. Public participation

Mr C Holden had previously registered with the Town Council to speak at the meeting regarding his objection to PA22/01060 – Sterling Court, Truro Hill, Penryn. He reported to the meeting that with the addition of the first-floor extension adjacent to his property there would be a lack of privacy and the extension would have an overbearing and overshadowing impact on his outlook. The Chairman thanked Mr Holden for attending and he then left the meeting.

101. Planning Minutes

Councillor Widdon contested the correctness of the previous minutes dated the 21 February 2022. A heated debate ensued on whether the minute was, in fact, incorrect. During the discussions it was ascertained that the minute had been correct in its accuracy as was the resolution pertaining to it. However, Councillor Widdon kept reiterating that it was not correct and wished for it to be amended stating that ‘schemes’ had not been prioritised, which was in conflict with the actual agenda item in question. Unfortunately, the debate culminated in Councillor Widdon accusing the Administration Officer, in an unpleasant manner, that there was always an issue with the Officer’s accuracy of the minutes. Councillor Widdon was also very derogatory regarding the Town Clerk and her personal comments towards her were inappropriate for the meeting.

To dispel the situation, it was recommended that a minor amendment to agenda item 95 - Saracen Way, Penryn, Feasibility Report (EDG1856) be as follows:

Delete the word ‘scheme’ and replace with ‘proposal’ – the minute should read as follows:

“It was **RESOLVED** that Option 2 is the preferred option for the Saracen Way proposal and the item is added to the ‘Expression of Interest’ form for submission to the Falmouth and Penryn Community Network Panel for consideration”.

Following the above amendment to minute number 95, it was **RESOLVED** that minute numbers 86 to 96 of the meeting of the Planning Committee held on 21 February 2022 be approved.

Proposed by Councillor Grant and seconded by Councillor Williams.

102. Correspondence

The Administration Officer reported:

1. Caledonian Modular, principal contractor developing the Studytel student accommodation block and employment space at the Penryn Campus, has gone into administration. The Town Clerk wrote to Sondica, the company behind the scheme, to enquire if this would have an impact on the completion of the works. Sondica responded by stating that whilst there will inevitably be a potential to cause delays to the programme, this would not impact on actual delivery.

2. Proposed Road Closure – Kernick Road, Penryn. 19 April to 22 April 2022

103. Updates on Planning Applications from Cornwall Council Members (Information Only)

The Cornwall Council member reported the following to the meeting:

1. Cornwall Council has been unable to contact the owners of Kernick Works – Studytel – to enquire on the current construction issues situation.
2. A planning application will soon be made for the temporary accommodation units in the Commercial Road car park.

104. Planning Applications

PA22/01440 – 60B Glasney Place, Penryn

It was **RESOLVED** that the Town Council fully supports the application.

Proposed by Councillor Widdon and seconded by Williams

PA22/01060 – Sterling Court, Truro Hill, Penryn

It was **RESOLVED** that the Town Council has no objections to the application

Proposed by Councillor Langan and seconded by Councillor Widdon

PA22/01784 – 13 College Green, Penryn

It was **RESOLVED** that the Town Council has no objections to the application subject to the satisfaction of the Tree Officer

Proposed by Councillor Langan and seconded by Councillor Ronchetti

PA22/02165 - 14 Bissom, Penryn

It was **RESOLVED** that the Town Council has no objections to the application

Proposed by Councillor Grant and seconded by Councillor Ronchetti

PA22/01333 – 29 College Green, Penryn

It was **RESOLVED** that the Town Council has no objections to the application subject to the satisfaction of the Tree Officer

Proposed by Councillor Langan and seconded by Councillor Grant

PA22/01866 – 4 Polwithen Road, Penryn

It was **RESOLVED** that the Town Council has no objections to the application.

Proposed by Councillor Langan and seconded by Councillor Widdon

PA22/01799 – Eastwood Barn Farm, Eastwood Road, Penryn

It was **RESOLVED** that the Town Council has no objections to the application.

Proposed by Councillor Langan and seconded by Councillor Grant

PA22/01823 – Penryn Museum, The Town Hall, Penryn

It was **RESOLVED** that the Town Council fully supports the application. The Town Council is the owner of the Museum.

Proposed by Councillor Ronchetti and seconded by Councillor Doyle

PA22/01368 – 4 Pentire Road, Penryn

It was **RESOLVED** that the Town Council has no objections to the application.

Proposed by Councillor Langan and seconded by Councillor Wenmoth

PA22/02017 and PA22/02505 – 16 Lower Market Street, Penryn

Councillor Widdon made a proposal for no objections to the application which was seconded by Councillor Grant, on a vote the proposal was LOST.

105. Decision Notices

The list of decision notices received since the last meeting were noted.

106. Consultation (EDG2078) – 20mph Rollout – Phase 1 – Falmouth and Penryn Community Network Area

After a short discussion it was **RESOLVED** to accept the phased rollout of the pilot scheme and to respond as a Council but also for Councillors to respond individually if they so wished.

Administration Officer to respond on behalf of the Council.

Proposed by Councillor Langan and seconded by Councillor Grant

107. Falmouth and Penryn Conservation Areas Advisory Committee (F&PCAAC)

The minutes of the Falmouth and Penryn Conservation Areas Advisory Committee meeting held on the 7 February 2022 were noted.

There being no further business to transact, the meeting was closed at 9.05 pm

Chairman

Planning Applications

Planning Committee Meeting: 19 April 2022

| Application Number | Details | Response Deadline |
|--|---|-------------------|
| PA22/02049 PA22/02870 | 69 West Street, Penryn Listed Building Consent for the conversion of existing house into two dwellings: 3 bedroom flat and studio flat linked with PA22/02049 <i>Mr A Kiszczuk, ZCZ Limited</i> | 20 April 2022 |
| PA22/02627 | Commercial Road Car Park, Commercial Road, Penryn Redevelopment of part of car park to provide 6 x 1 bedroom modular-construction units to provide short to medium term move-on accommodation; and associated domestic infrastructure and landscaping <i>The Housing Delivery and Development Team, Cornwall Council</i> | 20 April 2022 |
| PA22/02708 | Land Ay North of Potters Meadow, Kernick Road, Penryn Non material amendment to decision PA20/10832 to allow replacement of the pitched roof with a flat roof design <i>Ms K Venner de Cortez</i> | 20 April 2022 |
| PA22/02215 | The Warehouse, Anchor Quay, Penryn Listed Building Consent to install superfast broadband by fixing two cables to the external elevations and drilling two holes in the historic fabric. Internal cabling will be routed via the existing service ducting/via modern finishes <i>Anchor Warehouse Management Company Limited</i> | 20 April 2022 |
| PA22/02568 | 40 Greenwood Crescent, Penryn Use of rear garden to create a separate plot with access to build a two bed house with associated gardens and off road parking <i>Mr M Eva</i> | 22 April 2022 |
| PA22/02831 | 1 Woodland Avenue, Penryn Internal alterations and single storey side extension <i>Mr and Mrs Hassall</i> | 20 April 2022 |

Planning Decision Notices

Planning Committee Meeting: 19 April 2022



PENRYN
Town Council

| Application Number | Details | Decision | Decision Date | Council's Observations |
|--------------------|--|----------|---------------|--|
| PA21/10211 | Valley View Yard, Bissom, Penryn Temporary use of land and existing building for B8 storage uses for 3 years <i>Mr N Ferris</i> | APPROVED | 14 March 2022 | No objections |
| PA21/10858 | Propsect House, Commercial Road, Penryn Listed Building Consent for installation of a ground floor source heat pump system to replace the existing fossil fuel burning mains gas system. This will involve the installation of boreholes in the garden and a new heating appliance in the same indoor location as the current gas boiler <i>Mr J Standley</i> | APPROVED | 10 March 2022 | Fully support |
| PA22/01799 | Eastwood Farm Barn, Eastwood Road, Penryn Non-material amendment with respect to decision PA18/00065 dated 15.04.2020 for the addition of conservation roof light and amendments to proposed roof <i>Mr B Keav and Marnick Builders</i> | APPROVED | 14 March 2022 | No objections |
| PA22/00440 | 15 Trelowen Drive, Penryn Works to tree namely:- T1 - Sweet Chestnut - crown lift from 1.8m to 3.5m to gain acceptable clearance over garden and fence - subject to a Tree Preservation Order (TPO) <i>P Bannister</i> | APPROVED | 17 March 2022 | No objections subject to satisfactory report from Tree Officer |

Planning Decision Notices

Planning Committee Meeting: 19 April 2022



PENRYN
Town Council

| Application Number | Details | Decision | Decision Date | Council's Observations |
|--------------------|--|----------|---------------|--|
| PA22/01373 | 10 Vinery Meadow, Penryn Works to tree subject to a Tree Preservation Order (TPO), works include the removal of epicormic growth from the stem of a mature Tilia tree. <i>Mr T Pugh</i> | APPROVED | 04 April 2022 | No objections subject to satisfactory report from Tree Officer |
| PA22/01440 | 60B Glasney Place, Penryn Proposal for a timber clad extension and the removal of a timber chalet <i>Miss C Neild</i> | APPROVED | 04 April 2022 | Fully support |

FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

MINUTES of meeting held Monday 7th March 2022 at 2.30p.m.

Via ZOOM link

Present:

| | |
|-----------------------------------|------------------------------------|
| Rosemary Riddette-Gregory (Chair) | Falmouth & District Hotels |
| Angela Shields | Falmouth Civic Society |
| Gill Grant | Penryn Town Council |
| Celia Downie | Falmouth Bay Residents Association |
| Bev Kendall | Cornish Buildings Group |
| Ruth Abraham | Falmouth Town Management |

Apologies:

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|---------------------|-----------------------|
| Grenville Tresidder | R.I.C.S. |
| John Spargo | Falmouth Town Council |

1.0 Apologies for Absence

As above.

2.0 Minutes of meeting held 7th February 2022.

Accepted.

3.0 Matters arising not on the agenda.

None.

4.0 Applications presented at the meeting.

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| PA22/00975 | 17 | Waterloo Road Falmouth TR11 3NU Proposed removal of existing roof, raising of wall plate height and construction of replacement roof with front and rear dormers to provide additional accommodation 3NU <i>The site of the proposal is within the Falmouth Conservation Area, also within Character Area 5 – ‘The Terraced Suburbs’; policies DG3 ‘Design and local distinctiveness in the historic core’ and DG7 ‘Design in the Conservation Area’ apply.</i> <i>The proposal creates an over-large three storey house, out of character with neighbouring properties which are almost exclusively 2 storey terraced houses of modest height and massing, mainly rendered and painted although there is one example of tile-hanging to a weather-facing exposed elevation.</i> <i>The roof treatment is entirely different to other houses on this road, where there appears to be only one existing dormer, which is likely to have been in situ for many decades. The effect seems to be a pseudo ‘New England’ format, not knowingly existing in any of the old town streets, and not a precedent to be set within the Conservation Area and streets characterised by modest Victorian artisan-type dwellings.</i> |
| F&PCAAC | | |

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| | | <p><i>The cumulative effect of raising the roof by a substantial 1.5m, together with the unusual dormer and unnecessary tile-hung treatment, would be a complete lack of harmony with its neighbours on Waterloo Road and beyond, due to height, scale and massing and overbearing impact on nearby buildings. If such an increase, (with unusually high numbers of potential occupants [11 total bed spaces] as often observed in an HMO) in accommodation is deemed necessary then it could be achieved using a more conventional dormer structure in the existing roof scheme, but the viable habitability would still seem to be pushing the limits of the plot size and available amenity space for such a high-volume dwelling.</i></p> <p><i>The Committee found the Design and Access statement misleading and lacking in detail; photographs of the site and environs would have assisted us to better understand the application. For instance, it mentions vehicular access being unchanged when we cannot discern any of the same, other than on-street parking. The increased occupancy of the house would doubtless include extra car ownership and thus a potential conflict in available parking on an already much constrained area. We also note that there is no reference whatsoever to the fully-effective Falmouth Neighbourhood Plan and wonder why. It also states in the Conclusion that there will be no impact on the Conservation Area; we cannot agree with this and consider that it will provide no enhancement at all but conversely will be detrimental to same.</i></p> <p><i>The F&PCAAC therefore wish to register a strong objection to the submitted application on the grounds stated above.</i></p> |
| PA22/01321 F&PCAAC | 41 | <p>St Gluvias Street Penryn Cornwall TR10 8BJ Listed building consent for replacement of all existing windows. <i>No objection was raised by the Committee, in fact they would like it recorded that they much appreciate the Owners going the extra mile to achieve an appropriate solution.</i></p> |
| PA22/01016 F&PCAAC | 2 | <p>Cambridge Place Falmouth Cornwall TR11 4QR Listed Building Consent: Proposed new garage to rear garden, covered walkway, alterations to main house including new rooflight, alterations to existing dormer and alteration of existing window to doorway. <i>No objection, the Committee would like to congratulate the Owners on their time, effort and no doubt cost expended on an excellent application as well as an extremely laudable proposed scheme of improvements.</i></p> |
| PA22/01060 F&PCAAC | | <p>Sterling Court Truro Hill Penryn Cornwall TR10 8DB Proposed first floor extension to provide 3 flats. <i>No objection BUT the Planning Officer should take note of potential parking problems and overlooking of the neighbour.</i></p> |
| PA22/00674 F&PCAAC | 6 | <p>Kimberley Place Falmouth TR11 3QL Proposed New Build. <i>The Committee DEFINITELY object to this proposal on various grounds. Firstly, we are always unhappy about new development in back gardens of existing properties and this particular site we find 'garden grabbing' to be particularly objectionable.</i></p> |

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| | | <i>Secondly, the application seems to pay no heed whatsoever to adjacent Listed Buildings and we feel this development has the potential for serious harm to the Conservation Area. We are considerably worried by the apparent complete lack of a willingness to take design hints from the surrounding properties. The Committee are also particularly un-enamoured by the ugly fenestration especially on the South East and North West elevations. Despite the Design Statement to the contrary, we feel this could well crease parking difficulties in the neighbourhood and exacerbate existing issues.</i> |
| PA22/01409 F&PCAAC | 5 | Penmere Crescent Falmouth TR11 2QQ Erection of an outbuilding to use as an annexe. <i>The Committee would like to register a strong objection to this proposal. We well remember the previous application and nothing much seems to have changed. We are particularly suspicious of its intended use and suspect it will actually become either a student accommodation or an AirBnB for short term lets. We feel that the lack of a Design & Access Statement is making it more difficult to understand why this proposal has been made. We are ALL concerned as residents that there is a terrible housing crisis which is exacerbated by the current mass change of long-term rental stock into short holidays lets ie: AirBnB's. We understand the knock-on effect from this which is causing huge recruitment problems for many industries.</i> |
| PA22/00329 F&PCAAC | 19 | Wodehouse Terrace Falmouth TR11 3EN PRE-APPLICATION advice for internal alterations to the ground floor rear and replacement conservatory / extension. <i>No objection. The Committee felt that the Owners should be commended on an excellent proposal taking such time and care and look forward to seeing the full application. The Committee are particularly pleased to note the proposed re-instatement of traditional metal railings at the front of the property.</i> |

5.0 Any other Business

RRG: Penmarin Car Park and Playground – what is happening to this now that it has been released back to Cornwall Council?

GG: will as Penryn Town Clerk and report back.

AS: what is happening with the car park behind the Job Centre?

GG: there was some thought of putting ‘pods’ there for the Homeless but Penryn Town Council still want parking there.

6.0 Date of Next Meeting

Monday 4th April 2022 – venue to be confirmed.